DOUGLAS COUNTY, NV

2020-948934

RPTT:\$1388.40 Rec:\$40.00

KAREN ELLISON, RECORDER

\$1,428.40 Pgs=2

07/10/2020 11:32 AM

FIRST AMERICAN TITLE MINDEN

A.P.N.:

1420-33-701-011

File No:

143-2591293 (mk)

R.P.T.T.:

\$1,388.40

When Recorded Mail To: Mail Tax Statements To: Sandoval Investments LLC., a Nevada Limited liability company 2900 Conte Dr Carson City , NV 89701

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nicole Thomas as guardian of the person and estate for Frank Perry

do(es) hereby GRANT, BARGAIN and SELL to

Sandoval Investments LLC., a Nevada Limited Liability Company

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 3, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR JEROME B. MUNROE, AND BERNICE N. MUNROE, RECORDED JANUARY 26, 1979, IN BOOK 179, PAGE 1550, DOCUMENT NO. 29421, BEING A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/2 OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&.M.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

- All general and special taxes for the current fiscal year.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 05/15/2020

Nicole Thomas as guardian of the person and estate for Frank Perry By:	
Name: Nicole Thomas	7
STATE OF NEVADA)	
COUNTY OF DOUGLAS SS.	
This instrument was acknowledged before me on	by
EMILY TOBIAS Notary Public - State of Ne Appointment Recorded in Douglas No: 17-2785-6 - Expires May 31 This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed	County 1
15, 2020 under Escrow No. 143-2591293 .	

,

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number	er(s)			
a)_	1420-33-701-011			\ \	
b)				\ \	
c)_				\ \	
d)_				\ \	
2.	Type of Property	/		\ \	
a)	Vacant Land	b) V Single Fam. Res.	FOR RECORD	ERS OPTIONAL USE	
c)	Condo/Twnhse	d) 2-4 Plex	Book	Page:	
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Recording	ig:	
-, g)		h) Mobile Home	Notes:		
	Other	II) III FIODIIC FIOTIIC	TTOCCO		
i)			43EC 00	0.00	
3.	a) Total Value/Sales Pr		<u>\$356,00</u>	0.00	
	b) Deed in Lieu of Fore	closure Only (value of pro	perty) (<u>\$</u>))	
c) Transfer Tax Value:			\$356,000.00		
	d) Real Property Transf	fer Tax Due	_\$1,388.4	10	
4.	If Exemption Claime	d:	\setminus / /		
	-	otion, per 375.090, Section	. ~ /		
	b. Explain reason for e		\	•	
	U, Explain reduced to	or or in personal	7%		
5.		tage being transferred: _	100 %		
	The undersigned decla	ares and acknowledges, u	nder penalty of pe	rjury, pursuant to NRS	
375 info	The undersigned declar 060 and NRS 375.110. 061 rmation and belief, and	ares and acknowledges, u), that the information p can be supported by doc	nder penalty of pe provided is correct umentation if calle	to the best of their dupon to substantiate	
375 info	The undersigned declar .060 and NRS 375.110 rmation and belief, and information provided h	ares and acknowledges, u), that the information p can be supported by doc lerein. Furthermore, the	nder penalty of pe provided is correct umentation if calle parties agree tha	to the best of their d upon to substantiate at disallowance of any	
375 info the clair	The undersigned declar .060 and NRS 375.110 rmation and belief, and information provided had med exemption, or other	ares and acknowledges, u), that the information p can be supported by doc nerein. Furthermore, the er determination of additi	nder penalty of pe provided is correct umentation if calle parties agree that onal tax due, may	to the best of their d upon to substantiate at disallowance of any result in a penalty of	
375 info the clair 10%	The undersigned declar of the condition of the condition and belief, and information provided had exemption, or other of the tax due plus into the condition.	ares and acknowledges, u), that the information p can be supported by doc lerein. Furthermore, the	nder penalty of pe provided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and	
375 info the clair 10% Selle	The undersigned declar of the undersigned declar of the undersigned declar of the undersigned declar of the tax due plus interest of the underest of t	ares and acknowledges, u), that the information p can be supported by docherein. Furthermore, the er determination of additi- terest at 1% per month.	nder penalty of pe provided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and	
375 info the clair 10% Selle Sigr	The undersigned declar of the condition of the condition and belief, and information provided had exemption, or other of the tax due plus into the condition.	ares and acknowledges, u), that the information p can be supported by docherein. Furthermore, the er determination of additi- terest at 1% per month.	nder penalty of pe provided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3 cional amount owe	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and	
375 info the clair 10% Selle Sigr	The undersigned declar and the second of the tax due plus interest and the second of the tax due plus interest and the second of the tax due plus interest and the second of the tax due plus interest and the second of the tax due plus interest and the second of the tax due plus interest and the second of the tax due plus interest and the second of the tax due plus interest and the second of the tax due plus interest and the second of the tax due plus interest and tax due plus intere	ares and acknowledges, u), that the information p can be supported by docherein. Furthermore, the er determination of additi- terest at 1% per month. everally liable for any additi-	nder penalty of periodical interpretation if calle parties agree that on all tax due, may Pursuant to NRS 3 district amount owe Capacity: BUYER (GRANT	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d.	
375 info the clair 10% Selle Sigr	The undersigned declar and NRS 375.110 and NRS 375.110 and belief, and information provided had been accompanied as a second control of the tax due plus interest and the provided second control of the tax due plus interest and the provided and second control of the tax due plus interest and the provided and tax due to the provided and t	ares and acknowledges, u), that the information p can be supported by docherein. Furthermore, the er determination of additi- terest at 1% per month. everally liable for any additi-	nder penalty of period per penalty of per penalty of per per per per per penalty of per per penalty of per per penalty of per penalty of penalt	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d. EE) INFORMATION DUIRED	
375 info the clair 10% Selle Sigr	The undersigned declar .060 and NRS 375.110 rmation and belief, and information provided had exemption, or other shall be jointly and senature: SELLER (GRANTOR): Nicole Thoma	ares and acknowledges, u), that the information p can be supported by docherein. Furthermore, the er determination of additi- terest at 1% per month. everally liable for any additi- INFORMATION ED) s as quardian of the	nder penalty of per perovided is correct umentation if calle parties agree the onal tax due, may Pursuant to NRS 3 cional amount ower Capacity: Capacity: BUYER (GRANT (REC Sand LLC.	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d. EE) INFORMATION DUIRED) Joval Investments a Nevada Limited	
375 info the clair 10% Selle Sigr Sigr	The undersigned declar .060 and NRS 375.110 rmation and belief, and information provided had been shall be jointly and senature: SELLER (GRANTOR): Nicole Thomat Name:person and estated.	ares and acknowledges, u), that the information p can be supported by docherein. Furthermore, the er determination of additi- terest at 1% per month. everally liable for any additi- INFORMATION ED) s as quardian of the	nder penalty of perovided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3tional amount owe Capacity: Capacity: BUYER (GRANT (REC Sand LLC) Print Name: liabi	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d. EE) INFORMATION QUIRED) doval Investments , a Nevada Limited lity company	
375 info the clair 10% Selle Sigr Sigr	The undersigned declar .060 and NRS 375.110 rmation and belief, and information provided had exemption, or other shall be jointly and senature: SELLER (GRANTOR): Nicole Thoma	ares and acknowledges, u), that the information p can be supported by docherein. Furthermore, the er determination of additi- terest at 1% per month. everally liable for any additi- INFORMATION ED) s as quardian of the	nder penalty of perovided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3tional amount owe Capacity: Capacity: BUYER (GRANT (REC Sand LLC) Print Name: liabi	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d. EE) INFORMATION DUIRED) Joval Investments a Nevada Limited	
375 info the clair 10% Selle Sigr Sigr	The undersigned declar.060 and NRS 375.110 rmation and belief, and information provided had been provided from the factor of the tax due plus intershall be jointly and senature: SELLER (GRANTOR) Nicole Thomat Name: person and experson and experson and experson and expersor.	ares and acknowledges, u), that the information p can be supported by docherein. Furthermore, the er determination of additi- terest at 1% per month. everally liable for any additi- severally liable for any additi- ED) s as guardian of the state for Frank Perry	nder penalty of perovided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3 cional amount ower Capacity: Capacity: BUYER (GRANT (REC Sand LLC) Print Name: liabit Address: 2900 City: Carson Cit	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d. EE) INFORMATION DUIRED) Toval Investments, a Nevada Limited lity company Conte Dr	
375 info the claim 10% Selle Sigr Sigr Prin Add City Stat	The undersigned declar.060 and NRS 375.110 rmation and belief, and information provided had been provi	Ares and acknowledges, up, that the information percan be supported by docherein. Furthermore, the er determination of additional additional accordance of the state of the state for Frank Perry Zip: 89423	nder penalty of per perovided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3 cional amount ower Capacity: Capacity: BUYER (GRANT (REC Sanc LLC. Print Name: liabi Address: 2900 City: Carson Cit State: NV	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d. EE) INFORMATION QUIRED) doval Investments a Nevada Limited lity company Conte Dr y Zip: 89701	
375 info the claim 10% Selle Sigr Sigr Prin Add City Stat	The undersigned declar.060 and NRS 375.110 rmation and belief, and information provided had been provided had been plus information, or other forms of the tax due plus information and result of the tax due person and express: Nicole Thomation and result of the tax due person and express PO Box 1929	ires and acknowledges, up, that the information per can be supported by docherein. Furthermore, the per determination of additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terminal termina	nder penalty of per perovided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3 cional amount ower Capacity: Capacity: BUYER (GRANT (REC Sanc LLC. Print Name: liabi Address: 2900 City: Carson Cit State: NV	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d. EE) INFORMATION QUIRED) doval Investments a Nevada Limited lity company Conte Dr y Zip: 89701	
375 info the clair 10% Selle Sigr Sigr Prin Add City Stat	The undersigned declar.060 and NRS 375.110 rmation and belief, and information provided had been provi	inres and acknowledges, up, that the information per can be supported by docherein. Furthermore, the can determination of additional terest at 1% per month. Everally liable for any additional terest at 1% per month. E	nder penalty of per perovided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3 cional amount ower Capacity: Capacity: BUYER (GRANT (REC Sanc LLC.) Print Name: liabi Address: 2900 City: Carson Cit State: NV (required if not circle)	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d. EE) INFORMATION DUIRED and Investments, a Nevada Limited lity company Conte Dr Zip: 89701 seller or buyer)	
375 info the clain 10% Selle Sigr Sigr Prin Add City Stat COI	The undersigned declar.060 and NRS 375.110 rmation and belief, and information provided had been provi	INFORMATION Sa as guardian of the state for Frank Perry Zip: 89423 DUESTING RECORDING Other that the information process and acknowledges, upported by documered by docume	nder penalty of per perovided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3 cional amount ower Capacity: Capacity: BUYER (GRANT (REC Sanc LLC. Print Name: liabi Address: 2900 City: Carson Cit State: NV	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d. EE) INFORMATION DUIRED and Investments, a Nevada Limited lity company Conte Dr Zip: 89701 seller or buyer)	
375 info the clair 10% Selle Sigr Sigr Prin Add City Stat COI	The undersigned declar. 1060 and NRS 375.110 rmation and belief, and information provided had been exemption, or other of the tax due plus intershall be jointly and senature: SELLER (GRANTOR) (REQUIR) Nicole Thomat Name: PO Box 1929 : Minden ie: NV MPANY/PERSON REQUIR First Americant Name: Company ress 1663 US Highway : Minden	incres and acknowledges, up, that the information per can be supported by docherein. Furthermore, the car determination of additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terest at 1% per month. Everally liable for any additional terminal termi	nder penalty of per perovided is correct umentation if calle parties agree that onal tax due, may Pursuant to NRS 3 ional amount ower Capacity: BUYER (GRANT (REC Sance LLC.) Print Name: liabi Address: 2900 City: Carson Cit State: NV (required if not State: NV	to the best of their dupon to substantiate at disallowance of any result in a penalty of 75.030, the Buyer and d. EE) INFORMATION QUIRED) doval Investments a Nevada Limited lity company Conte Dr Y Zip: 89701 seller or buyer) 1591293 mk/ et Zip: 89423	